Statement of Significance: Prahran East High Street Precinct, Prahran (June 2026)

Heritage Place:	Prahran East High Street Precinct Prahran	**PS ref no:**	HO808





Figures 1-2: *Examples of commercial buildings within the precinct, including 461-497 High Street* (top) *and 479-497 High Street, Prahran* (GJM Heritage, October 2023).

What is significant?

The Prahran East High Street Precinct at 447-543 & 546-552 High Street, Prahran.

Elements that contribute to the significance of the precinct include:

- Highly intact late nineteenth/early twentieth century commercial precinct
- One- and two-storey scale, including pairs and terrace rows of two-storey buildings at nos. 479-491, 493-497 and 533-539 High Street and pairs and terrace rows of single-storey buildings at nos. 475-477, 503-509 and 546-550 High Street as well as individual buildings.
- No front or side setbacks
- Splayed corners to buildings at intersections
- Metal roof cladding with rendered or face brickwork chimneys remaining on a number of buildings
- Face red brick or rendered walls (generally overpainted), with polychrome brickwork to nos. 463-465 High Street
- A variety of both simple and highly decorative façade parapets, including balusters, central pediments and/or urns
- Substantially intact upper floor fenestration with some highly decorative window surrounds to upper storeys
- Strong horizontal lines formed by parapets, cornices, string courses
- Shopfront verandah with cast iron columns and freize at nos. 546-550
- Original or early shop fronts with display windows, leadlight, tiled plinths, and/or entry recesses, such as those at nos. 447, 463-467, 497, 499, 507, 511, 513, 535, 541-543 and 546-552 High Street.
- Remnant original or early painted signage.

Rear additions and alterations to heritage buildings dating from the post-war period onwards (from c1945) are not contributory. Alterations to the street façades include the replacement of glazing to the upper levels, modifications to the shopfronts and construction of canopies. Later infill development at 473, 499-501 and 519-531 High Street is not contributory to the precinct.

How is it significant?

The Prahran East High Street Precinct at 447-543 & 546-552 High Street, Prahran is of local, historic representative (architectural) and aesthetic significance to the City of Stonnington.

Why is it significant?

The Prahran East High Street Precinct has an association with the suburban expansion of the Prahran area during the 1880s land boom and following the 1890s Depression when the expansion of the tram network along High Street stimulated further development. Established between the 1880s and 1920s, the precinct clearly demonstrates the importance of the role of high streets in the lives of the local community before the widespread use of private vehicles and the development of chain stores and supermarkets (Criterion A).

The substantially intact group of commercial buildings at 447-543 & 546-552 High Street, Prahran clearly demonstrate the principal characteristics of a commercial high street from the late nineteenth and early twentieth century. Typical characteristics of such centres – including one- to two-storey street wall heights, parapeted rendered, red brick or polychrome brick facades with repetitive upper-floor fenestration and ground floor shopfronts – are displayed in the original forms, fabric and detailing of the Victorian, Edwardian and early interwar buildings (Criterion D).

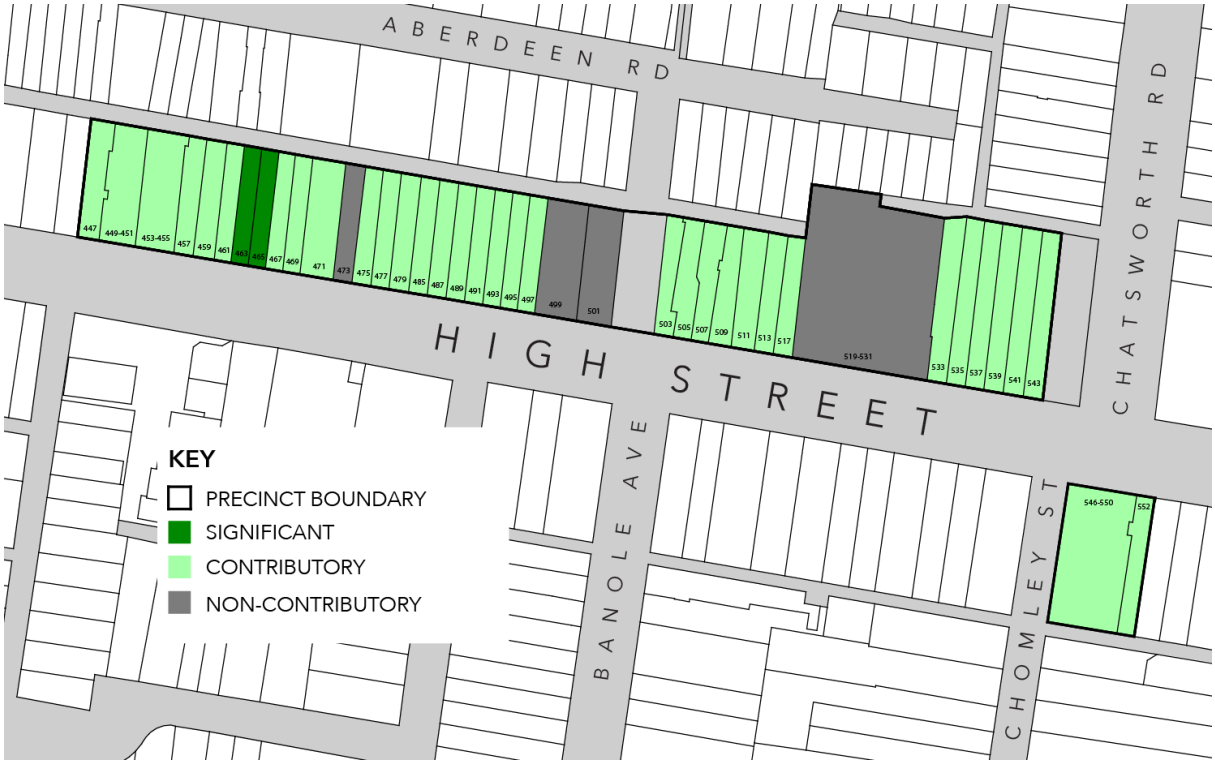
The Prahran East High Street Precinct is of aesthetic value as a cohesive turn-of-the-century streetscape of low-scale Victorian, Edwardian and Interwar buildings, with many finely detailed decorative facades and a high proportion of substantially intact original or early shopfronts with steel or

timber-framed display windows, leadlight glazing, tiled plinths and/or entry recesses. The high quality polychrome brickwork and render detailing to nos. 463-465 High Street is of particular importance and is an uncommon surviving example of this architectural treatment applied to a commercial building within the municipality (Criterion E).

Primary source

Prahran East High Street Precinct (GJM Heritage, February 2024).

Precinct map



Gradings schedule

Street address	Grading
447 High Street, PRAHRAN	Contributory
449-451 High Street, PRAHRAN	Contributory
453 High Street, PRAHRAN	Contributory
457 High Street, PRAHRAN	Contributory
459 High Street, PRAHRAN	Contributory
461 High Street, PRAHRAN	Contributory
463 High Street, PRAHRAN	Significant
465 High Street, PRAHRAN	Significant
467 High Street, PRAHRAN	Contributory

469 High Street, PRAHRAN	Contributory
471 High Street, PRAHRAN	Contributory
473 High Street, PRAHRAN (includes 27 Kent Lane, PRAHRAN)	Non-Contributory
475 High Street, PRAHRAN	Contributory
477 High Street, PRAHRAN	Contributory
479 High Street, PRAHRAN	Contributory
485 High Street, PRAHRAN	Contributory
487 High Street, PRAHRAN	Contributory
489-491 High Street, PRAHRAN	Contributory
493 High Street, PRAHRAN (includes 11 Kent Lane, PRAHRAN)	Contributory
495 High Street, PRAHRAN (includes 9 Kent Lane, PRAHRAN)	Contributory
497 High Street, PRAHRAN	Contributory
499 High Street, PRAHRAN	Non-Contributory
501 High Street, PRAHRAN (includes 1 and 3 Kent Lane, PRAHRAN)	Non-Contributory
503 High Street, PRAHRAN	Contributory
505 High Street, PRAHRAN	Contributory
507 High Street, PRAHRAN	Contributory
509 High Street, PRAHRAN	Contributory
511 High Street, PRAHRAN	Contributory
513 High Street, PRAHRAN	Contributory
517 High Street, PRAHRAN	Contributory
519-531 High Street, PRAHRAN	Non-Contributory
533 High Street, PRAHRAN	Contributory
535 High Street, PRAHRAN	Contributory
537 High Street, PRAHRAN	Contributory
539 High Street, PRAHRAN	Contributory
541 High Street, PRAHRAN	Contributory
543 High Street, PRAHRAN	Contributory
546-550 High Street, PRAHRAN	Contributory
552 High Street, PRAHRAN	Contributory